

PRIME RETAIL PROPERTY FOR SALE



**Recently
reduced!**

**1000 N. State Road 135
GREENWOOD, INDIANA 46142**

\$1,575,000

Prime Retail Opportunity in Greenwood, IN

Don't miss this exceptional investment opportunity in the thriving Greenwood market! Situated on the bustling State Road 135, this 2-acre property boasts a fully leased 5,000-square-foot retail building, generating immediate income. An additional 1 acre of developable land in the rear offers immense potential for expansion or new ventures, making this property perfect for investors or developers.

Price: \$1,575,000

Size: 2 Acres | 5,000 SF Retail Building | 1 Acre Development Potential



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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High Visibility & Strong Traffic Counts

- Located on State Road 135, one of Greenwood's most active corridors.
- Traffic counts exceed 40,000 vehicles per day, providing unparalleled exposure.

Surrounded by Top Retailers

- Nestled in a booming retail hub with prominent national and regional brands nearby, including Kroger, Target, Walmart, Starbucks, and McAlister's.
- Excellent synergy with neighboring businesses to attract consistent foot traffic.

Affluent & Growing Community

- Located in the heart of Center Grove, one of the most desirable areas in Greenwood.
- Dense rooftops in the surrounding neighborhoods ensure a steady consumer base.
- Residents enjoy a high median income, contributing to strong purchasing power and retail demand.

Development Opportunity

- The 1-acre parcel in the rear is ideal for additional retail, office, or service-oriented businesses.
- Greenwood's continuous growth ensures long-term demand for new commercial developments. This property combines income-producing assets with the flexibility for future growth. Whether you're an investor seeking a stable asset or a developer looking to capitalize on Greenwood's vibrant market, 1000 N SR 135 offers unmatched potential.



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